



£250,000

18 Moor Park, Douglas Avenue, Exmouth, Devon, EX8 2HH



01395 265530



A spacious two double bedroom, second floor purpose-built apartment, ideally situated within the highly sought-after 'Avenues' area of Exmouth. The property enjoys an attractive setting within mature communal grounds and benefits from lovely sea views. Conveniently located just a short distance from the seafront and town centre, the apartment also comes with the valuable benefit of Master bedroom en-suite and two garages, providing excellent additional storage and ideal space for those with a boat, bikes or other recreational equipment. Offered for sale with **No Onward Chain**.

- **Sitting/Dining Room**
- **2 Double Bedrooms**
- **Kitchen**
- **Master Bedroom En-Suite**
- **Bathroom**
- **Double Glazing and Central Heating**
- **Good size Balcony with sea views**
- **Two Garages With Parking**
- **Large communal grounds**

LOCATION

The property is situated approximately 1 mile from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

The accommodation comprises (all measurements are approximate):-

ENTRANCE Communal entrance with door intercom system. Stairs leading up to the second floor.

PRIVATE ENTRANCE DOOR Leading to:-

RECEPTION HALLWAY Coved ceiling. Radiator. Built-in double cupboard. Further double shelved cupboard. Built-in post cupboard. Doors leading off to:-

SITTING/DINING ROOM 17' 6" (5.33m) x 14' (4.27m)

A bright spacious room with double glazed windows with sea views down the coastline and over the communal grounds. Double glazed opaque door leading out onto the balcony. Coved ceiling. Two Radiators.

BALCONY 13' 10" (4.22m) x 4' 11" (1.50m)

Sea views. Tiled floor. Galvanised railing. Space for table and chairs.

KITCHEN 10' 11" (3.33m) x 9' 2" (2.79m)

Roll edge worktop surfaces in tiled splashback. Inset 1½ bowl sink with drainer and mixer tap. Four ring gas hob. Cupboards and drawers under with space for fridge freezer and washing machine. Built-in oven. Wall mounted cupboards and glass fronted display cabinets. Double glazed window. Built-in airing cupboard with shelving housing the gas boiler and hot water tank. Radiator.

BEDROOM 1 13' 10" (4.22m) x 10' 5" (3.17m)

Double glazed window with sea views. Coved ceiling. Radiator. Two built-in double wardrobes. Central dressing unit with cupboards under.

EN-SUITE SHOWER ROOM 6' (1.83m) x 4' 10" (1.47m)

Fully tiled corner shower cubicle with electric shower. Low level W.C. Pedestal wash hand basin. Walls in full tiled surround. Tiled floor. Opaque double glazed window. Chrome rung radiator.

BEDROOM 2 11' 1" (3.38m) x 10' 11" (3.33m)

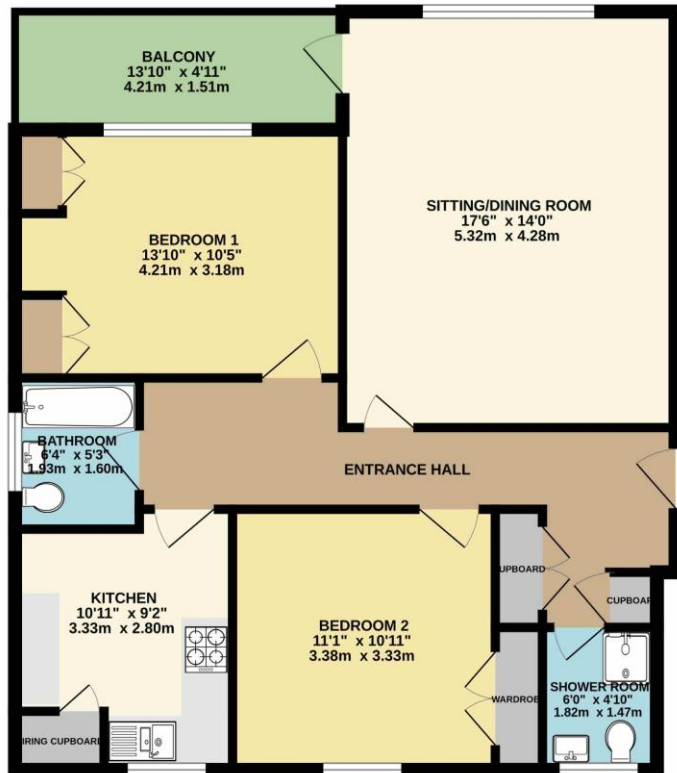
Double glazed window. Built-in double wardrobe. Coved ceiling. Radiator.

BATHROOM 6' 4" (1.93m) x 5' 3" (1.60m)

White suite comprising W.C. Pedestal wash hand basin. Panelled bath. Glass fronted wall cabinet. Opaque glass windows. Fully tiled walls. Tiled floor. Radiator.



SECOND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



OUTSIDE The property has the benefit of **TWO GARAGES** with a parking space on each to the front.

AMPLE VISITOR PARKING

COMMUNAL GARDENS Moor Park is set within delightful, well-maintained mature communal grounds, featuring areas of lawn complemented by extensive borders planted with a variety of established trees, shrubs and herbaceous plants. The gardens can be used as wished and owners can grow their own flowers, plants if they wish.

COMMUNAL BIN STORE AND DRYING AREA

PETS ALLOWED

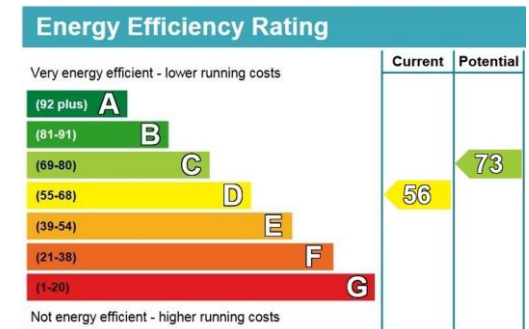
DIRECTIONS From the Town Centre, proceed up Rolle Street towards Salterton Road. At the mini roundabout proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. Continue along, passing the Devon Court Hotel on the right hand side. Moor Park can be found on the left hand side a short distance past the left hand turning to Cranford Avenue. **what3words**///frozen.drape.young

TENURE: Share of freehold.

Any owner can become a Director if they so wish.

SERVICE CHARGE: £165.00 pcm

COUNCIL TAX BAND D



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

